



CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
375 JACKSON STREET, SUITE 220
ST. PAUL, MINNESOTA 55101-1806
Phone: 651-266-8989 Fax: 651-266-9124
Visit our Web Site at www.stpaul.gov/dsi

ZONING VARIANCE APPLICATION

File Number (office use only)

19-062869

ZONING VARIANCE APPLICATION

Applicant Contact Information

Name: Chad Haller	Email: Chad.Haller@10karch.com	Phone: 612-799-1427
Address: 525 15th Ave S		
City, State, Zip: Hopkins, MN 55343		
Property interest of applicant (owner, contractor, purchaser, etc.): Architect		
Property owner (if different): Shamil & Varuni Ranasinghe		

Subject Property Information

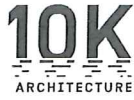
Address: 1886 Ford Parkway St Paul, MN 55116				
Legal Description: PID 162823210089, Part of Lot 15, all of Lot 16, and Part of Lot 17, Block 11, Lane's Highland Park, Ramsey County, Minnesota				
Lot size: 67.0 x 112.31	Existing use: Residential	Proposed use: Daycare	Zoning District: RT1	Planning District: District 15

Please select the type(s) of variance or review being requested and a brief description of the project:

<input type="checkbox"/> Lot Area	<input type="checkbox"/> Separation from Specific Uses
<input type="checkbox"/> Setbacks (please specify: front / side / rear)	<input type="checkbox"/> Design Standards
<input type="checkbox"/> Density	<input checked="" type="checkbox"/> Off-street Parking
<input type="checkbox"/> Floor Area Ratio (FAR)	<input type="checkbox"/> Signage (requires additional application)
<input type="checkbox"/> Height	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Sidewall Articulation (Districts 14 & 15)	<input type="checkbox"/> Administrative Review

Applicant Signature

Signature:  CHAD HALLER	Date: 7/18/19	Received by: 
--	-------------------------	--



Highland Village Montessori School
1882 Ford Parkway, St Paul, MN

Request for Parking/Lot Coverage Variance
Highland Village Montessori School
1886 Ford Parkway (new building address)
St Paul, MN 55116
2019024HDMT

Architect **10K Architecture**
 Dean Olsen, AIA

Date: **7/08/2019**

Zoning Variance Application Description

The Highland Village Montessori School has purchased the adjoining property at 1886 Highland Parkway, PID 162823210089. The school is proposing to raze the existing structures on the site and construct a new 3-story, 8,249 square foot daycare building.

The program for the facility is:

Approximate Number of children in each category:

- | | | |
|-------------|-------------|---------------------|
| • Infant | 16 children | 2-groups of 8 each |
| • Toddler | 28 children | 2-groups of 14 each |
| • Preschool | 40 children | 2-groups of 20 each |

Child Care Ratio (daycare requirement):

- | | | |
|---------------|---------------------|-----------------------|
| • Infant | 1:4 staff to child | 8 maximum group size |
| • Toddler | 1:7 staff to child | 14 maximum group size |
| • Preschooler | 1:10 staff to child | 20 maximum group size |

Staff Required:

- | | |
|---------------|---------|
| • Infant | 4 staff |
| • Toddler | 4 staff |
| • Preschooler | 4 staff |

The site is currently zoned as RT1 – two family residential. Permitted uses in that zone include civic/institutional – daycare facilities.

Lot requirements:

Per zoning requirements, the following are dimensional standards:

- Lot width – 25 feet
- Lot area – 3000 square feet
- Maximum Height – 3 stories, 40 feet
- Setbacks
 - Front – 25 feet
 - Side – 9 feet
 - Rear – 25 feet
- Maximum Lot Coverage – 35 percent
- Minimum Building Width – 22 feet
- Number of Buildings – No more than one



Highland Village Montessori School
1882 Ford Parkway, St Paul, MN

The proposed plan has the following dimensional features:

- Lot width – 67 feet meets standard
- Lot area – 7526 square feet meets standard
- Maximum Height – 3 stories, 34.5 feet meets standard
- Setbacks
 - Front – 26.9 feet meets standard
 - Side – 9 feet meets standard
 - Rear – 26 feet meets standard
- Maximum Lot Coverage – 35 percent meets standard
- Minimum Building Width – 48.6 feet meets standard
- Number of Buildings – one meets standard

Parking requirements:

Per zoning requirements, the following are parking standards:

- Daycare – one space per employee 12 staff

The proposed plan has the following parking features:

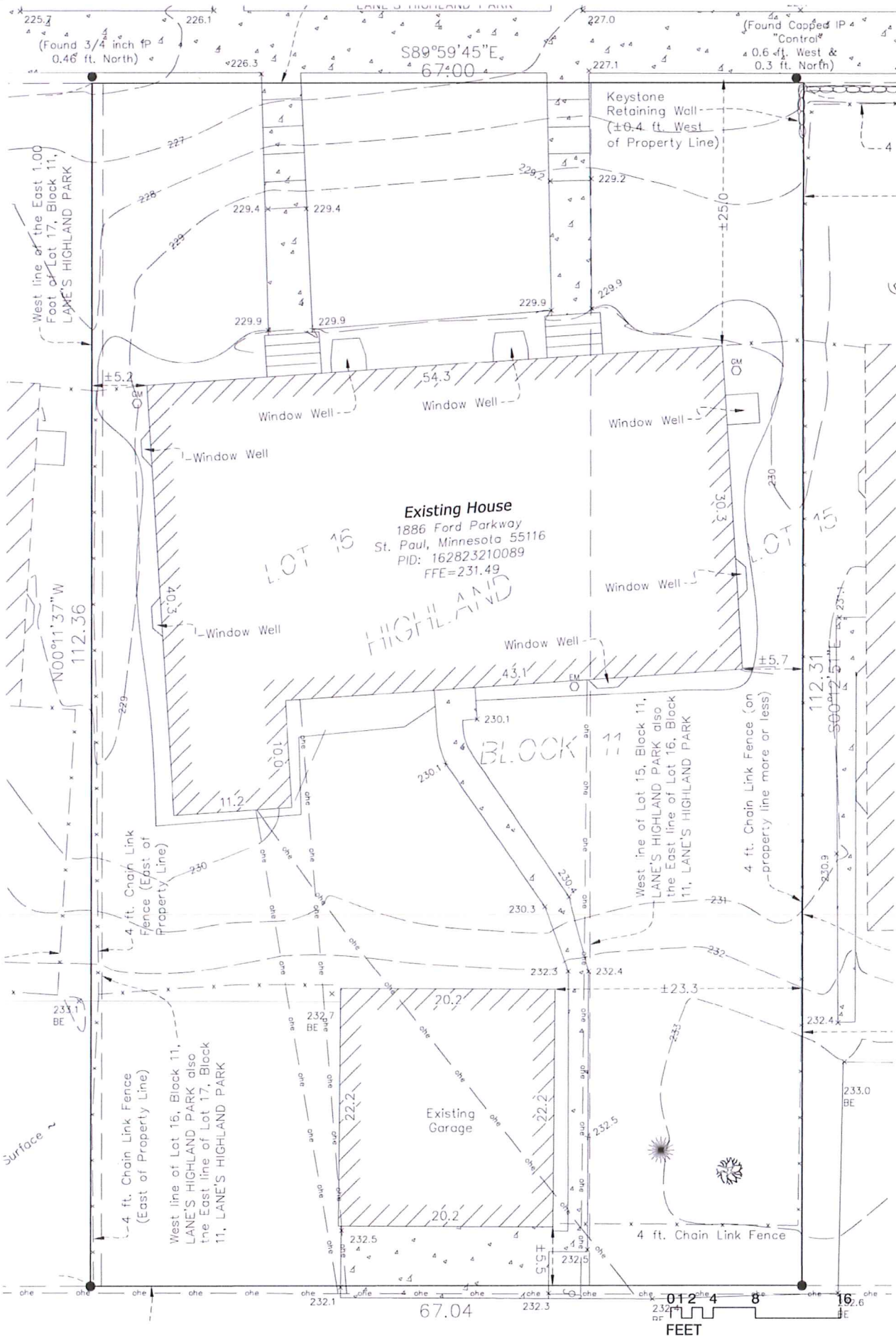
- 6-spaces (including 1 handicap) does not meet standard
- Bicycle parking area
- On-street public parking

Variance Request

The Highland Village Montessori School is requesting variance approval for 1-category, Parking.

Parking:

The proposed plan does not meet the required 12-spaces. Based on the current site configuration, only 6-spaces are provided. Per information provided by the school owners, the staff currently uses a variety of other transportation methods to arrive at the site, including public transportation, walking, or being dropped-off at the facility. The facility is located on a bus route and walking or biking can be done via public sidewalks and streets.

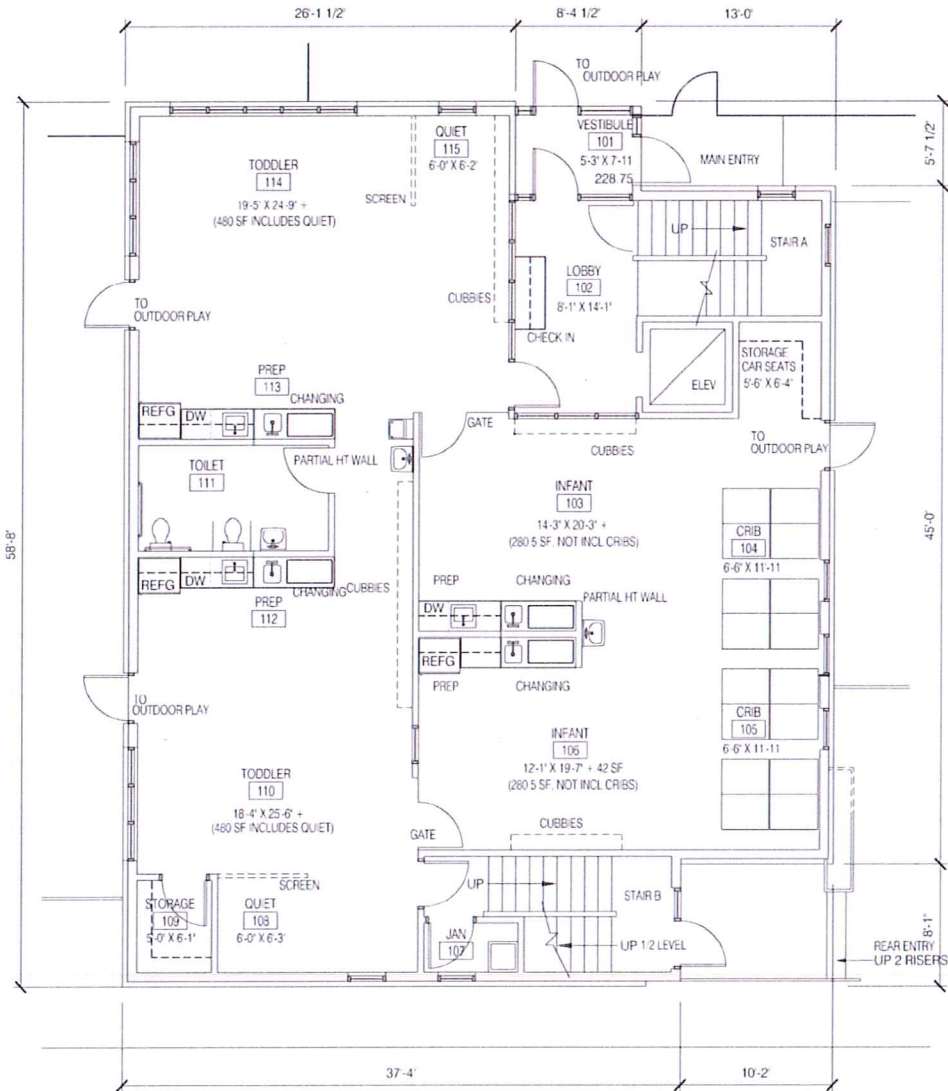


Existing House
 1886 Ford Parkway
 St. Paul, Minnesota 55116
 PID: 162823210089
 FFE=231.49

LOT 15

BLOCK 11

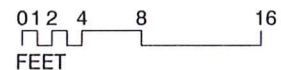
West line of Lot 15, Block 11, LANE'S HIGHLAND PARK also the East line of Lot 16, Block 11, LANE'S HIGHLAND PARK



1 FIRST FLOOR PLAN
A1.1 1/8"=1'-0"

FOUNDATION AREA 2,629 SF
FIRST FLOOR AREA 2,629 SF

TODDLER AREA 982 SF
2 - GROUPS OF 14 (490 SF EA PROGRAM, 980 SF TOTAL)
INFANT AREA 561 SF - PLUS CRIBS
2 - GROUPS OF 8 (260 SF EA PROGRAM, 560 TOTAL)

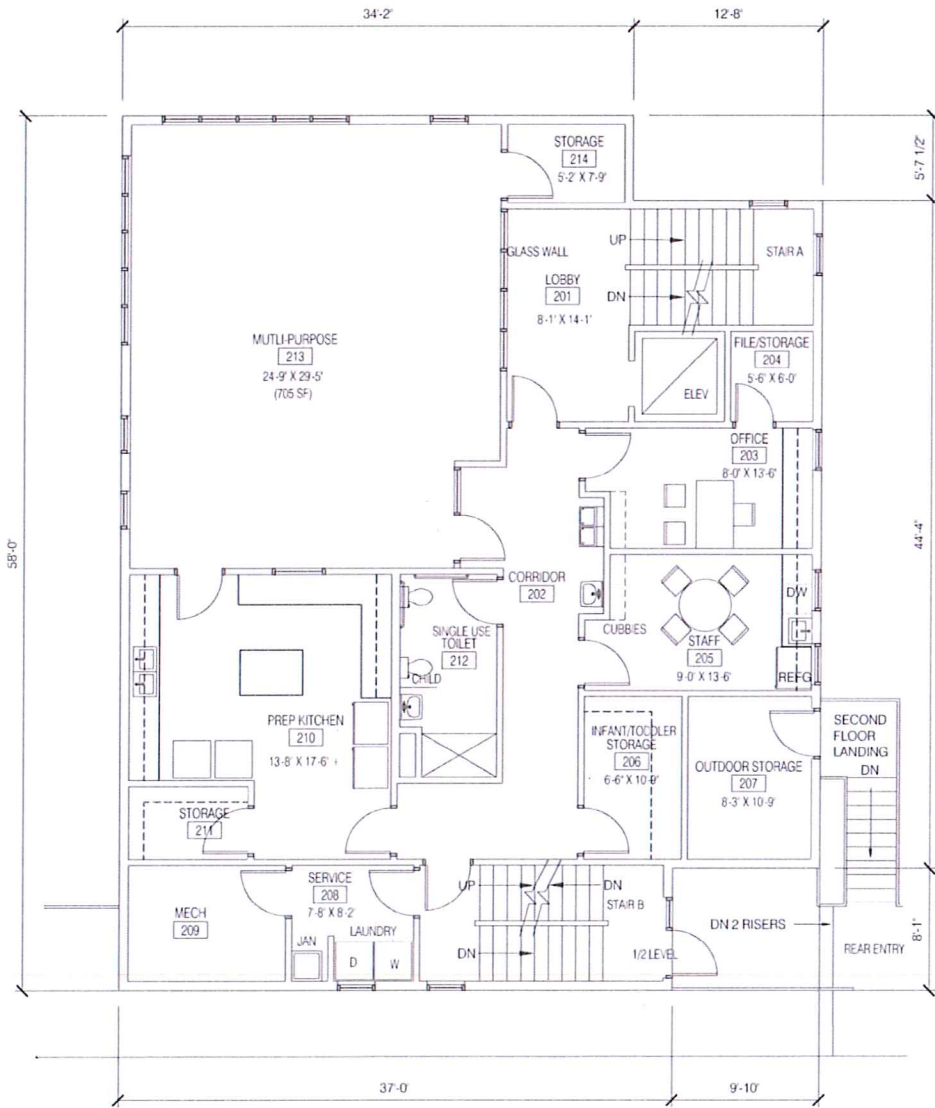


Parking Variance Submittal
Highland Village Montessori School
1886 Ford Parkway
St Paul, MN 55116

A1.1

1st Floor Plan
1/8"=1'-0"
July 8, 2019

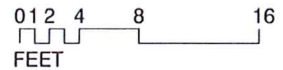
PID: 162823210089



1 SECOND FLOOR PLAN
A1.2 1/8"=1'-0"

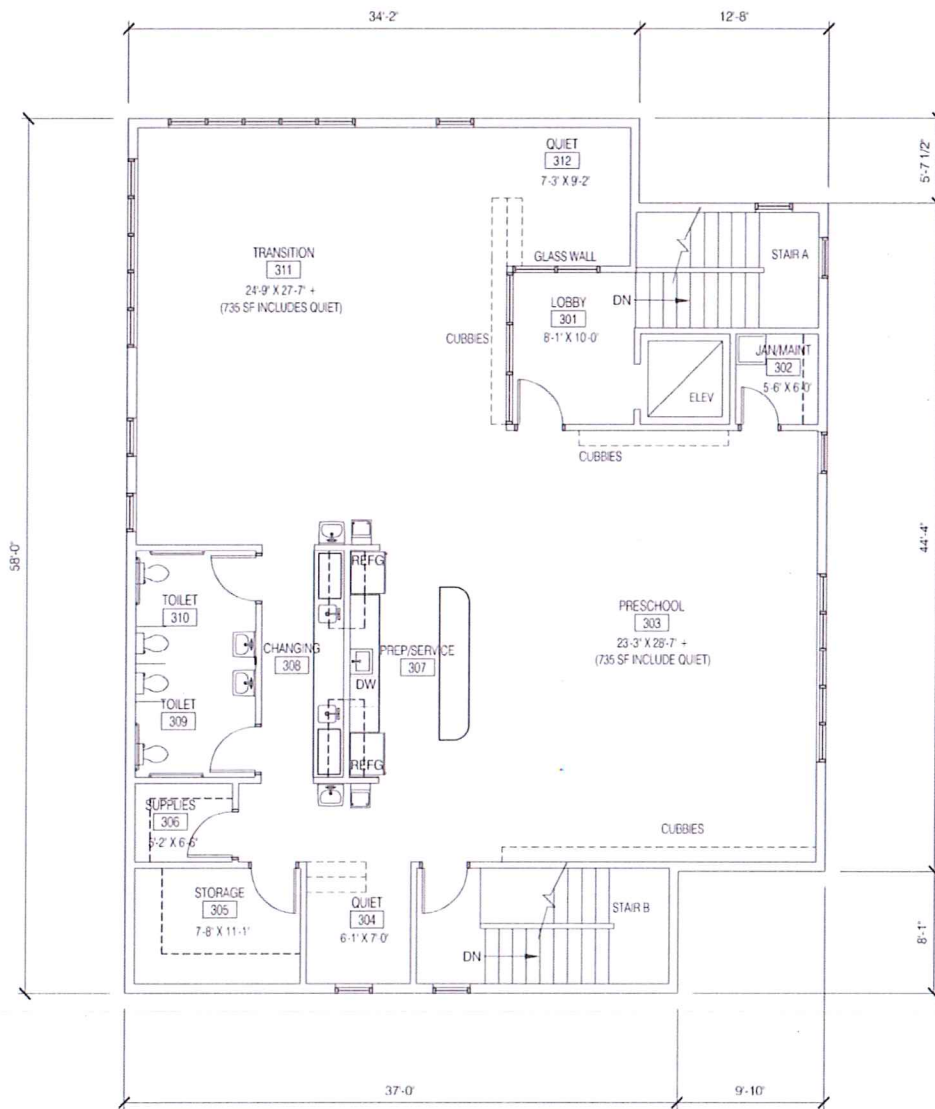
SECOND FLOOR AREA 2 563 SF

MULTI-PURPOSE AREA 705 SF
ROOM OCCUPANCY 20 @ 35 SF / PERSON (TOTALS 700 SF)



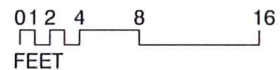
Parking Variance Submittal
Highland Village Montessori School
1886 Ford Parkway
St Paul, MN 55116

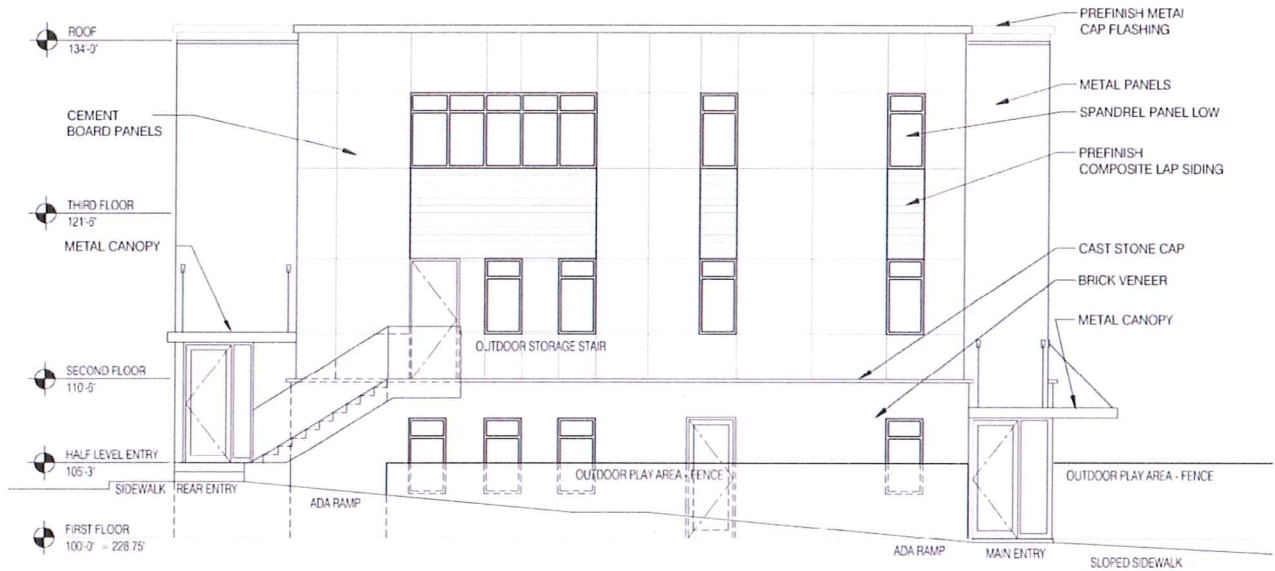
A1.2 2nd Floor Plan
3/8"=1'-0"
PID: 162823210089 July 8, 2019



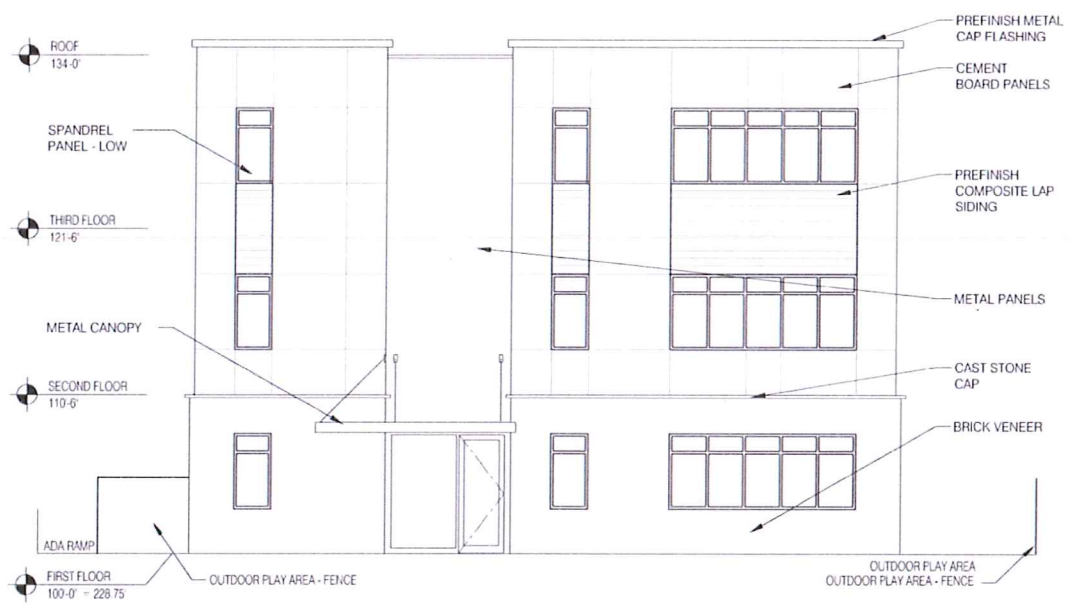
1
A1.3
THIRD FLOOR PLAN
1/8" = 1'-0"
THIRD FLOOR AREA 2,563 SF

PRESCHOOL/TRANSITION AREA 1,470 SF
2 - GROUPS OF 20 (700 SF EA PROGRAM, 1,400 SF TOTAL)

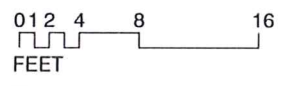




1 EAST ELEVATION
A1.4 1/8"-1'-0"

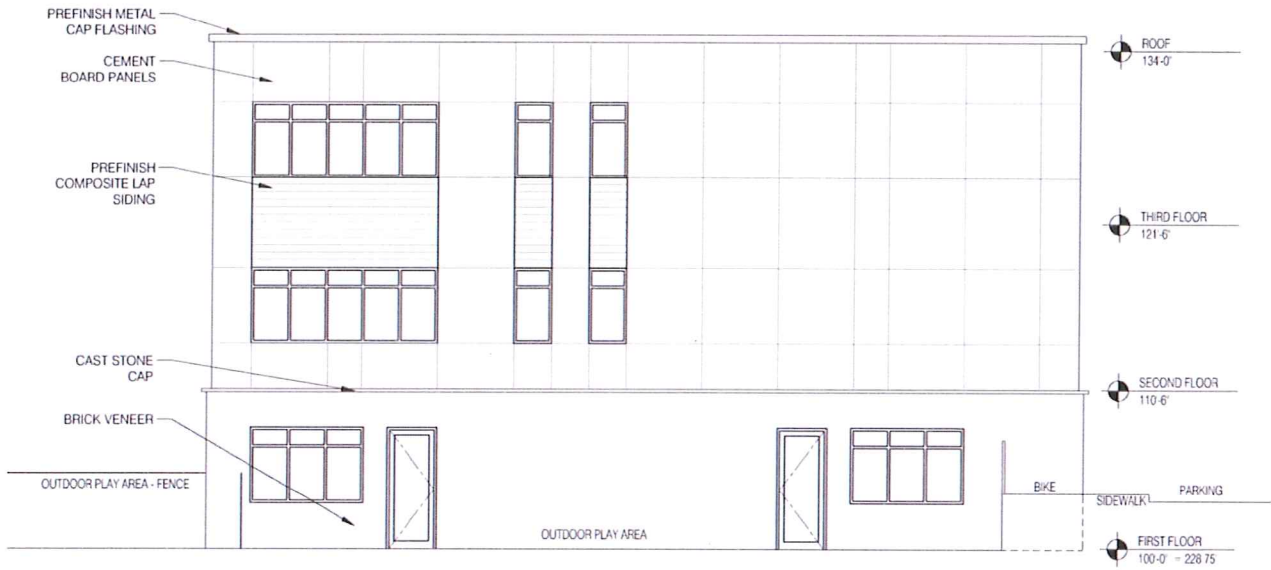


2 NORTH ELEVATION
A1.4 1/8"-1'-0"

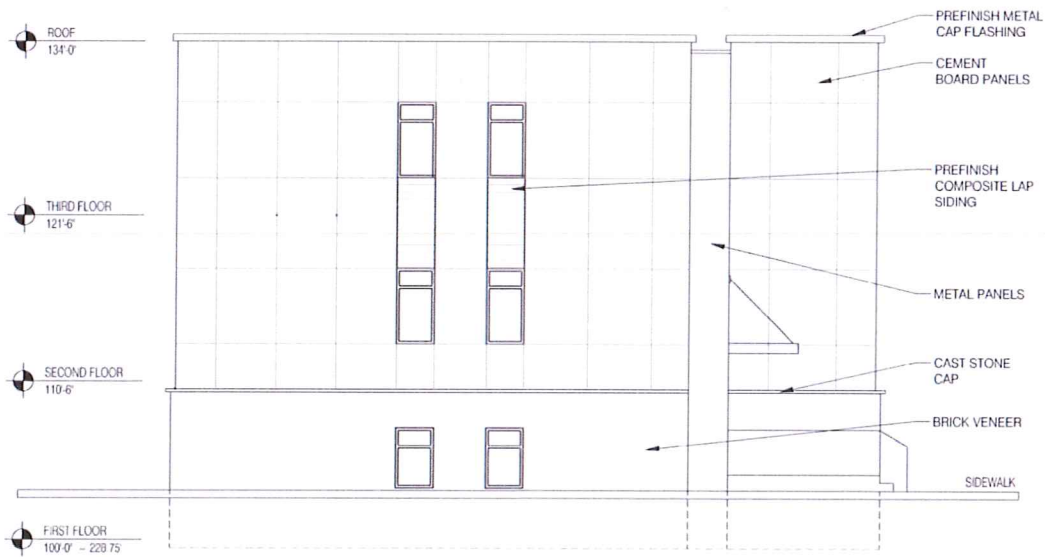


Parking Variance Submittal
Highland Village Montessori School
1886 Ford Parkway
St Paul, MN 55116

A1.4 Elevations
1/8"-1'-0"
PID: 162823210089 July 8, 2019



1 WEST ELEVATION
A1.5 1/8"-1'-0"

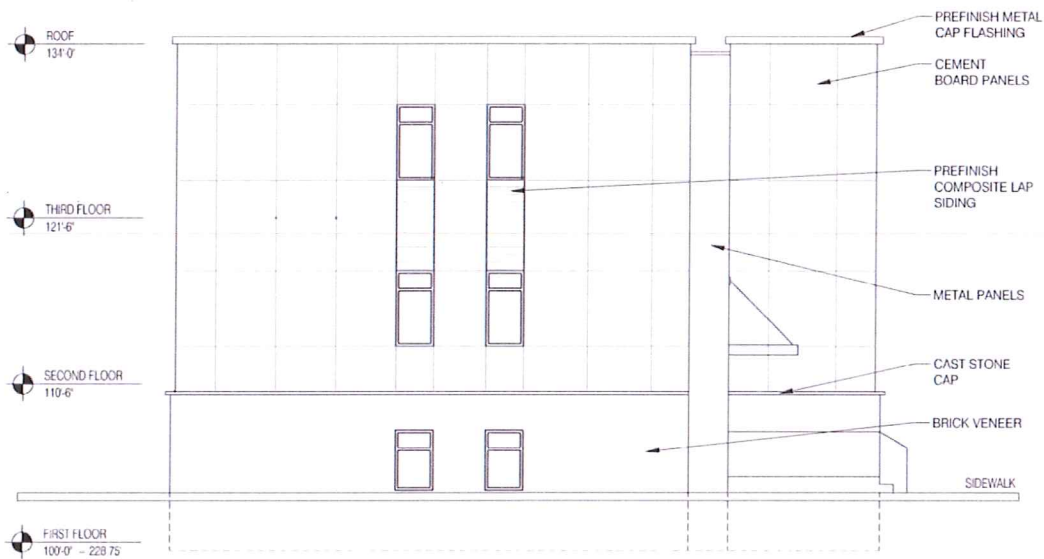


2 SOUTH ELEVATION
A1.5 1/8"-1'-0"

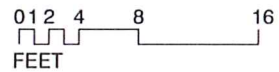
0 12 4 8 16
FEET



1 WEST ELEVATION
A1.5 1/8"-1'-0"



2 SOUTH ELEVATION
A1.5 1/8"-1'-0"





HIGHLAND

DISTRICT COUNCIL

1978 Ford Parkway • Saint Paul MN 55116 • 651.695.4005 • HighlandDistrictCouncil.org

Resolution to Support the Parking Variance at 1886 Ford Parkway

Whereas the Highland District Council's Community Development Committee met with the applicant and 10K Architects to discuss the 6 off street parking space variance for a day care facility at 1886 Ford Parkway in February of 2019 and again on July 16th; and

Whereas the building is located on a major transit route, there is street parking on Ford parkway, bike parking will be made available and some employees walk to work; and

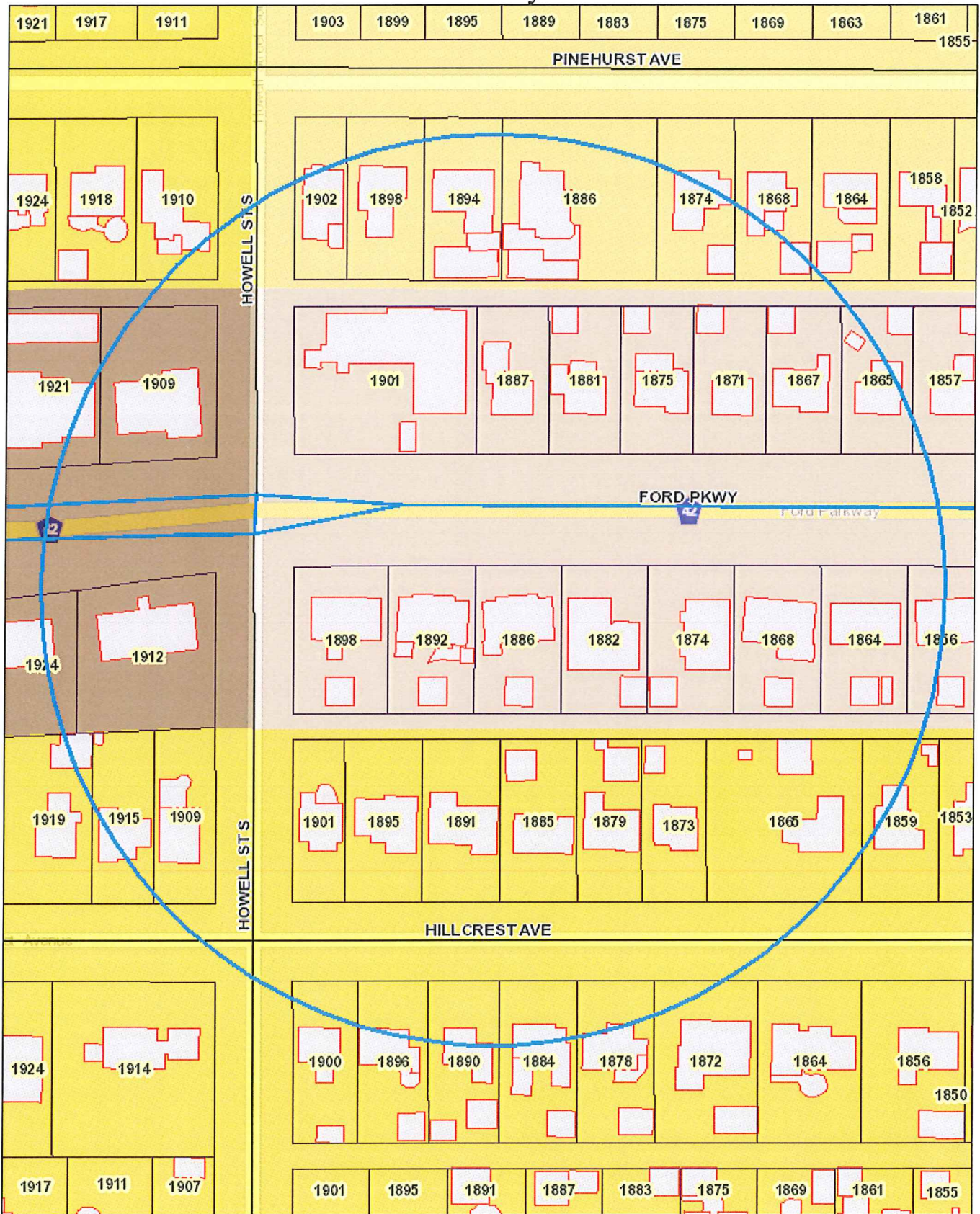
Whereas the owner will encourage employees to use public transportation, bikes or walking when they have the opportunity; therefore

Be It Resolved that the Community Development Committee of the Highland District Council recommends approval of 6 off street parking spaces for the day care facility at 1886 Ford Parkway.

Approved July 16th, 2019

By the Community Development Committee of the Highland District Council

1886 Ford Parkway 19-062869



0 0.5 1 Miles

Date: 7/16/2019 Time: 3:21:01 PM

Service Layer Credits: City of Saint Paul - Public Works
 For technical background on this GIS data, contact PED
 Research Analyst Bob Spaulding at 651-266-6635 or



The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.